

8403

P-8184/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 775372

26.10.21  
18.47

**POWER OF ATTORNEY AFTER REGISTRATION OF  
DEVELOPMENT AGREEMENT**

[1] **BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED** ( Pan No- AAFCB6551P ] having its office at House No-23, 11C, Pampa Extension, Opp R R Apartment, Kempapura, Bangalore, Pin-560024, **represented by its Manager PRAMOD PRASAD** ( Pan No-AOQPP9728N, Aadhaar No-678097201777 ] son of Rajo Lal by faith: Hindu, by occupation: Service, by nationality: Indian, resident of near madhusudan nagar sardar colony, Matkuria, Dhandad, Pin-826001, Nirsa, Chirkunda, Jharkhand, **vide resolution**

Contd.Page-02

certified that the Document  
is Admitted to Registration the  
Sign. are Sheet and the Endr-  
gements are Part of this  
Document.

A.D.S.R. Durgappa  
Sardar

26 OCT 2021

Sl No. 3306 Date 15/09/2021  
Sold to Rudra Construction  
Address D.K.12  
Value of Stamp 50/-  
Date of Purchase of the stamp  
Prepar from Treasury  
Name of the Treasury from Durgapur

08 SEP 2021

*Chatterjee*

Somnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-1#  
Licence No. 1/2016-17



Andl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

26 OCT 2021





पश्चिम बंगाल WEST BENGAL

62AB 229779

Page:-2

[2] Mr. TUSAR KANTI SINGHA | Pan No-BCKPS7978A , Aadhaar No-585925503488 | son of Sudhansu Sekhar Singha by faith: Hindu, by occupation: Business, by nationality: Indian, resident of Shibtala, Dhandabag, P.O-Amrai, Durgapur -03, P.S- Durgapur, Dist-Paschim Bardhaman, West Bengal.

[3] Mr. RAJESH PRASAD | Pan No-AIYPP2008F, Aadhaar No-248101205762 | son of Dineshwar Prasad by faith: Hindu, by occupation: Business, by nationality: Indian, resident of H/9A, Natunpally, Benachity, P.O-Durgapur-13, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.

Contd.Page-03

  
Adv.

SINo. 3307 Date 15/09/2021

Sole to Rudra Construction

Address Durgapur

Value of Stamp 102

Date of Purchase of the stamp

Repar from Treasury

Name of the Treasury from  
Durgapur

08 SEP 2021

Chatterjee

Somnath Chatterjee  
Stamp Vendor

A.D.S.R. Office, Durgapur-18  
Licence No. 112016.12



h

Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

26 OCT 2021



KNOW ALL MEN BY THESE PRESENTS THAT WE,

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

"RUDRA CONSTRUCTION" [ Pan No- ABCFR4431M ] being a Partnership Firm, having its registered office at J.P Avenue, Muchipara, Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal represented by its Partner vide resolution

[1] Mr. BISWAJIT GOSWAMI ( Pan No-ALZPG6872G , Aadhaar No-488100443342 ) son of Biswanath Goswami, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Goswami Para, Vill+P.O-Bamunara, Durgapur-12, P.S- Kanksa, District- Paschim Bardhaman, West Bengal.

[2] Mr. SHUBHADIP MONDAL [ Pan No-BENPM3753C , Aadhaar No-857083249146 ] son of Naresh Mondal, by faith-Hindu, By Occupation-Business, by nationality-Indian residing at Vill+P.O-Gopalpur, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal, Pin-713212 as our lawful attorney.

AND WHEREAS the Schedule below property as described in schedule originally belonged to Bholanath Dutta whose name duly recorded in LR Records Of Right .

And thereafter he transferred the schedule below plot by way of regd deed of sale being no-4962 of 1967 and 3284 of 1969 in favour of Nandita Das and thereafter Nandita Das transferred an area of 18 decimal by way of regd deed of sale being no-1940 of 1992 in favour of Kartick Chandra Dutta.

And whereas Nandita Das further transferred an area of 9 decimal by way of regd deed of sale being no-4773 of 1992 in favour of Utpal Chatterjee and Nandita Das further transferred an area of 9 decimal by way of regd deed of sale being no-4774 of 1992 in favour of Papiya Chatterjee and thereafter Papiya Chatterjee transferred an area of 9 decimal by way of regd deed of sale being no-4768 of 2005 in favour of Amitava Banerjee and thereafter Utpal Chatterjee transferred an area of 9 decimal by way of regd deed of sale being no-4941 of 2005 in favour of Amitava Banerjee and Amitava Banerjee transferred an area of 18 decimal by way of regd deed of sale being no-1442 of 2010 in favour of Axes Multi developers Pvt. Ltd.

And whereas a part of the property originally belongs to Narayan Modak @ Narayan Chandra Dutta and Bholanath Modak.

And after demise of Narayan Modak @ Narayan Chandra Dutta his share of property devolves upon his legal heirs namely Uday Chand Dutta @ Modak and Goutam Dutta @ Modak, Shubhankari Dutta @ Modak.

And after demise of Bholanath Dutta his share of property devolves upon his legal heirs namely Kartick Chandra Dutta @ Modak, Ganesh Dutta @ Modak, Asit Dutta @ Modak, Srikanta Dutta @ Modak, Biswajit Dutta @ Modak.

And thereafter Kartick Chandra Dutta @ Modak, Ganesh Dutta @ Modak, Asit Dutta @ Modak, Srikanta Dutta @ Modak, Biswajit Dutta @ Modak, Uday Chand Dutta @ Modak and Goutam Dutta @ Modak, Shubhankari Dutta @ Modak transferred an area of 71 decimal by way of regd deed of sale being no-1329 of 2010 in favour of Axes Multi developers Pvt. Ltd.

And thereafter Axes Multi developers Pvt. Ltd. transferred an area of 10 Katha by way of regd deed of sale being no-020605059 of 2016 in favour of Block Buster United Services Private Limited.

And thereafter Axes Multi developers Pvt. Ltd. transferred an area of 6 Cottha by way of regd deed of sale being no-020603538 of 2016 in favour of Tusar Kanti Singha & Rajesh Prasad duly recorded in the role of BL & LRC under khatian no- LR-1181,1182 and land revenue taxes of BL & LRO upto 1420 B.S.



AND WHEREAS We already entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Durgapur Municipal Corporation and/or any other concerned Authority/Authorities but due to our engagement in other affairs and lack of sufficient times we are not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we are in need to execute this power of attorney by appointing our developer company.

**By force of this Power of Attorney our lawful attorney shall be able to do any acts as follows either singly or jointly :-**

1. To appear before the office of Durgapur Municipal Corporation or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Durgapur Municipal Corporation or B.L.& L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
3. To deposit any fees or charges in the office of Durgapur Municipal Corporation or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.



15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of Registered **Development Agreement being no-230602874 of 2021 , Volume No:2306-2021 , Page No :-86648 to 86676** our attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature.

And Generally to do all acts deeds and thing which our said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as we could do the same.

AND we hereby whatsoever our said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if we were personally present.

**SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

A Piece and Parcel of **Kanali Land** under Mouza-Khatpukur, J.L No-59, P.S-Kanksa, under Durgapur Municipal Corporation Dist-Paschim Bardhaman, West Bengal comprising in Plot No and Khatian no as follows:

Plot No LR	Plot No-RS	Khatian No	Area
LR Plot No-129	Plot No-RS-200	LR Khatian No-1221	17 decimal
LR Plot No-129	Plot No-RS-200	LR Khatian No-1181	5 decimal
LR Plot No-129	Plot No-RS-200	LR Khatian No-1182	5 decimal

Total land measuring an area of 16 Katha or 27 decimal which is butted and bounded as follows:

North : Land of Samir Dutta  
East : Plot No-RS-200

South : 16 ft wide road.  
West : Shibpur Road.

*Adv*



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed this development power of attorney on this 26th day of October 2021 before ADSR office at Durgapur.

Witnesses:

1.

Bhaktalal,  
S/o Binaymohalal,  
Durgapur cant-16

Blockbuster United Services Pvt. Ltd  
Pranab Prasad,  
Director

Tusar Kanti Singha  
Rajesh Prasad

SIGNATURE OF THE EXECUTANT

**RUDRA CONSTRUCTION**

Binwaji Gonnai

Partner

**RUDRA CONSTRUCTION**

Shubhadip Mondal

Partner

Signature of our attorney duly

Attested by us

Blockbuster United Services Pvt Ltd

Pranab Prasad,  
Director

2. Prasanta Banerjee  
S/o K. B. Banerjee  
D4P-16.

Tusar Kanti Singha  
Rajesh Prasad

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Prasanta Bandyopadhyay  
Advocate, Durgapur Court  
En no-WB-733 of 2011



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA	
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card AOCJRP9728N		
नाम / Name PRASAD PRASAD			
पिता का नाम / Father's Name RAJ LAL		हस्ताक्षर / Signature <i>Prasad Prasad</i>	
जन्म तिथि / Date of Birth 14/01/1972			

*Prasad Prasad*

*✓*

आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
TUSAR KANTI SINGHA	
SUDHANGSU SHEKHAR SINGHA	
31/03/1978	
Permanent Account Number	
BCKPS7978A	
Signature	



Tusar Kanti Singha



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJESH PRASAD

DINESHWAR PRASAD

02/01/1973

Permanent Account Number

**AJYPP2008F**

*Rajesh Prasad*

Signature



*Rajesh Prasad*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABCFR4431M



नाम / Name  
RUDRA CONSTRUCTION

15/01/2021

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
30/12/2020

RUDRA CONSTRUCTION

Partner

RUDRA CONSTRUCTION

Shubhadip Mondal  
Partner



*Dr. Brijendra Kumar*

*Dr. Brijendra Kumar*

*In case this card is lost/found, kindly inform/return to:*  
Account Tax PAN Services Unit, ITITSL  
Plot No. 3, Sector 11, CBD Indraprastha,  
New Mumbai - 400 614.  
*यदि यह कार्ड खोया/पैदा हो, कृपया सूचना दें/वापस करें।*  
आकाउंट टैक्स पैन सर्विस यूनिट, ITITSL  
प्लॉट नं. 3, सेक्टर 11, सीडीडी इन्द्रप्रस्थ,  
नई मुंबई - 400 614.

**भारत सरकार**  
**GOVT. OF INDIA**

**आयकर विभाग**  
**TAXES TAX DEPARTMENT**

**बिस्वाजीत गोस्वामी**  
**BISWANATH GOSWAMI**

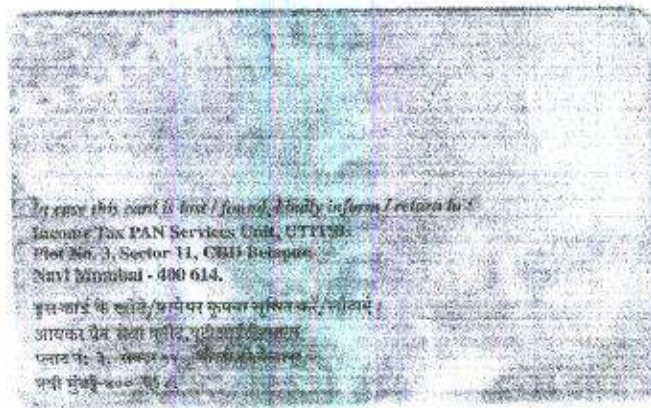
**20191965**

For Fixed Account, Netbank

**ALZPG6872G**

*Brijendra Kumar*  
Signature





Shubhadip Mondal

Shubhadip Mondal



ভারতের নির্বাচন কমিশন  
পশ্চিম পূর্ব  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

OVM2926202



নির্বাচকের নাম : শঙ্কর পাল

Creator's Name : Shakra Pal

পিতার নাম : বৈদ্যানাথ পাল

Father's Name : Baidyanath Pal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : XX / XX / 1987  
Date of Birth



*Shakra Pal*

*Shakra Pal*

OVM2926202

ঠিকানা:  
গুরুবাজার পূর্ববঙ্গ গুরুবাজার  
71337

Address:  
Gourbazar Purbangsa Gourbazar  
Faridpur Burdwan 71337

Date: 02/02/2008  
264 গুরুবাজার - I নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
অতিরিক্তিকারী ব্যক্তির স্বাক্ষর  
Facsimile Signature of the Electoral  
Registration Officer for  
264-Gourbazar - I Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার পিঠি নতুন  
ভোটার ও জন্ম তারিখের নতুন সঠিক পরিচয়পত্র সংগ্রহের  
কেনা নিশ্চিত করে এই পরিচয়পত্রের নম্বরটি ই-ফর্ম সূচক  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the electoral station and to obtain the card  
with some number.

0202008



### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Tussar Kanti Singh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature... Tussar Kanti Singh

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Raju Goswami

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature... Raju Goswami

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Shubhadev Mondal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature... Shubhadev Mondal

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



Binwari Gouwan

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature... Binwari Gouwan



## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature.....  
*Formal. Prasad.*

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature.....

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					

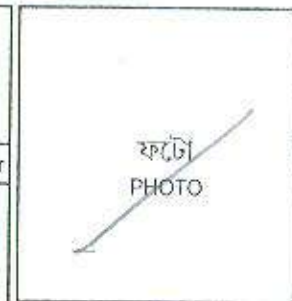


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature.....

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature.....



### Major Information of the Deed

Deed No :	I-2306-08184/2021	Date of Registration	26/10/2021
Query No / Year	2306-8002165036/2021	Office where deed is registered	
Query Date	23/10/2021 4:15:10 PM	2306-8002165036/2021	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 46,39,090/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230602874/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur),  
Mouza: Khatpukur, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-129 (RS :-)	LR-1221	Vastu	Kanali	17 Dec	1/-	29,20,908/-	Width of Approach Road: 16 Ft.,
L2	LR-129 (RS :-)	LR-1181	Vastu	Kanali	5 Dec	1/-	8,59,091/-	Width of Approach Road: 16 Ft.,
L3	LR-129 (RS :-)	LR-1182	Bastu	Kanali	5 Dec	1/-	8,59,091/-	Width of Approach Road: 16 Ft.,
		<b>TOTAL :</b>			<b>27Dec</b>	<b>3 /-</b>	<b>46,39,090 /-</b>	
	<b>Grand Total :</b>				<b>27Dec</b>	<b>3 /-</b>	<b>46,39,090 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED</b> House No 23, 11C, Pampa Extension, Opp R R Apartme, City:- Not Specified, P.O:- Kempapura, P.S:- KEMPAPURA AGRAHARA, District:-Bangalore, Karnataka, India, PIN:- 560024 , PAN No.:: AAxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



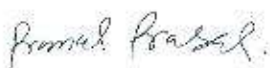


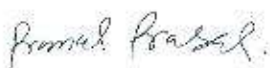


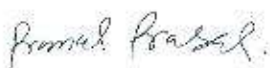


2	<b>Name</b> <b>Mr Tusar Kanti Singha</b> Son of Mr Sudhangsu Sekhar Singha Executed by: Self, Date of Execution: 26/10/2021 , Admitted by: Self, Date of Admission: 26/10/2021 ,Place : Office	<b>Photo</b>  26/10/2021	<b>Finger Print</b>  LTI 26/10/2021	<b>Signature</b>  26/10/2021
Shibtala, Dhandabag, City:- Not Specified, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx8A, Aadhaar No: 58xxxxxxxx3488, Status :Individual, Executed by: Self, Date of Execution: 26/10/2021 , Admitted by: Self, Date of Admission: 26/10/2021 ,Place : Office				
3	<b>Name</b> <b>Mr Rajesh Prasad (Presentant)</b> Son of Mr Dineshwar Prasad Executed by: Self, Date of Execution: 26/10/2021 , Admitted by: Self, Date of Admission: 26/10/2021 ,Place : Office	<b>Photo</b>  26/10/2021	<b>Finger Print</b>  LTI 26/10/2021	<b>Signature</b>  26/10/2021
H/9A, Natunpally, Benachity, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx8F, Aadhaar No: 24xxxxxxxx5762, Status :Individual, Executed by: Self, Date of Execution: 26/10/2021 , Admitted by: Self, Date of Admission: 26/10/2021 ,Place : Office				

**Attorney Details :**



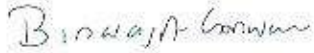


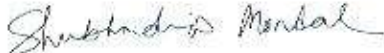
SI No	Name,Address,Photo,Finger print and Signature
1	<b>Rudra Construction</b> J.P Avenue, Muchipara, Vill Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**



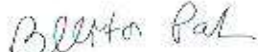
SI No	Name,Address,Photo,Finger print and Signature				
1	<table border="1"> <tr> <td> <b>Name</b>  <b>Mr Pramod Prasad</b>            Son of Rajo Lal            Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office         </td> <td> <b>Photo</b>              Oct 26 2021 4:17PM         </td> <td> <b>Finger Print</b>              LTI            26/10/2021         </td> <td> <b>Signature</b>              26/10/2021         </td> </tr> </table>	<b>Name</b> <b>Mr Pramod Prasad</b> Son of Rajo Lal Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	<b>Photo</b>  Oct 26 2021 4:17PM	<b>Finger Print</b>  LTI 26/10/2021	<b>Signature</b>  26/10/2021
<b>Name</b> <b>Mr Pramod Prasad</b> Son of Rajo Lal Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	<b>Photo</b>  Oct 26 2021 4:17PM	<b>Finger Print</b>  LTI 26/10/2021	<b>Signature</b>  26/10/2021		



Near Madhusudan Nagar Sardar Colony, Matkura, Dhandad, City:- Not Specified, P.O:- Nirsa, P.S:- NIRSHA, District:-Dhanbad, Jharkhand, India, PIN:- 826001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AOxxxxxx8N, Aadhaar No: 67xxxxxxxx1777 Status : Representative, Representative of : BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED (as Manager)

2	Name	Photo	Finger Print	Signature
	<b>Mr Biswajit Goswami</b> Son of Biswanath Goswami Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office			
		Oct 26 2021 4:19PM	LTI 26/10/2021	26/10/2021
Goswami Para, Vill Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2G, Aadhaar No: 48xxxxxxxx3342 Status : Representative, Representative of : Rudra Construction (as partner)				
3	Name	Photo	Finger Print	Signature
	<b>Mr Shubhadip Mondal</b> Son of Naresh Mondal Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office			
		Oct 26 2021 4:20PM	LTI 26/10/2021	26/10/2021
Vill Gopalpur, City:- Not Specified, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx3C, Aadhaar No: 85xxxxxxxx9146 Status : Representative, Representative of : Rudra Construction (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr Baidyanath Pal Durgapur Court, City Centre, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	26/10/2021	26/10/2021	26/10/2021

Identifier Of Mr Tusar Kanti Singha, Mr Rajesh Prasad, Mr Pramod Prasad, Mr Biswajit Goswami, Mr Shubhadip Mondal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED	Rudra Construction-17 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Tusar Kanti Singha	Rudra Construction-5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Prasad	Rudra Construction-5 Dec

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur),  
Mouza: Khatpukur, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 129, LR Khatian No:- 1221	Owner:BLOCK BUSTER UNITED SERVICES PRIVATE LTD., Gurdian:Manager Pramod Prasad, Address:23, 11c pampa Extention Bangalore 560024 , Classification:কানালী, Area:0.17000000 Acre,	BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED
L2	LR Plot No:- 129, LR Khatian No:- 1181	Owner:Tusar Kanti Singha, Gurdian:Sudhangu sekhar, Address:নিজ , Classification:কানালী, Area:0.05000000 Acre,	Mr Tusar Kanti Singha
L3	LR Plot No:- 129, LR Khatian No:- 1182	Owner:Rajesh Prasad, Gurdian:Dineshwar , Address:নিজ , Classification:কানালী, Area:0.05000000 Acre,	Mr Rajesh Prasad



On 23-10-2021

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 46,39,090/-



Partha Bairaggya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

On 26-10-2021

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:44 hrs on 26-10-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Rajesh Prasad , one of the Executants.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 26/10/2021 by 1. Mr Tusar Kanti Singha, Son of Mr Sudhangsu Sekhar Singha, Shibtala, Dhandabag, P.O: Amrai, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 2. Mr Rajesh Prasad, Son of Mr Dineshwar Prasad, H/9A, Natunpally, Benachity, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 26-10-2021 by Mr Pramod Prasad, Manager, BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED, House No 23, 11C, Pampa Extension, Opp R R Apartme, City:- Not Specified, P.O:- Kempapura, P.S:-KEMPAPURA AGRAHARA, District:-Bangalore, Karnataka, India, PIN:- 560024

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-10-2021 by Mr Biswajit Goswami, partner, Rudra Construction, J.P Avenue, Muchipara, Vill Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-10-2021 by Mr Shubhadip Mondal, partner, Rudra Construction, J.P Avenue, Muchipara, Vill Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 60/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3306, Amount: Rs.50/-, Date of Purchase: 15/09/2021, Vendor name: SOMNATH CHATTERJEE
2. Stamp: Type: Impressed, Serial no 3307, Amount: Rs.10/-, Date of Purchase: 15/09/2021, Vendor name: SOMNATH CHATTERJEE



**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 208337 to 208360

being No 230608184 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.12.16 15:08:09 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/12/16 03:08:09 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)